

MONTGOMERY COUNTY PLANNING BOARD

AFFIDAVIT OF PRE-SUBMISSION PUBLIC MEETING

20300-20350 Century Boulevard

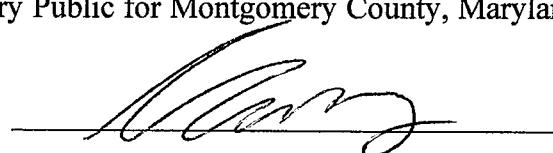
Expedited Commercial to Residential Reconstruction Plan
and Administrative Subdivision Plan Applications

I HEREBY CERTIFY that on September 9, 2025 at 6:30 pm, representatives of Century Residential GP, LLC, its consultants, and Matthew Gordon of Selzer Gurvitch, held a Pre-Submission Public Meeting in order to discuss the Expedited Commercial to Residential Reconstruction Plan and Administrative Subdivision Plan Applications for 20300-20350 Century Boulevard. The purpose of this meeting was to comply with Section 59.7.5.1 of the Zoning Ordinance and the Administrative Procedures for Development Review, which require a Pre-Submittal Public Meeting to be held no more than 90 days prior to initial application submittal. The meeting was held at 20300 Century Boulevard, Germantown, Maryland 20874 (in the lobby).



By: Matthew Gordon
Selzer Gurvitch Rabin Wertheimer & Polott, P.C., Attorney
for the Applicant, Century Residential GP, LLC

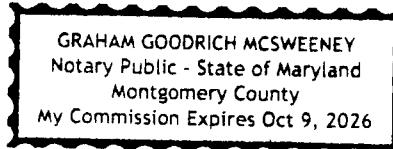
Subscribed and sworn to before me, a Notary Public for Montgomery County, Maryland, this 1st day of October, 2025.



My Commission Expires:

10/9/26

[SEAL]



August 25, 2025

Matthew M. Gordon, Esquire
mgordon@sgrwlaw.com
 Direct Dial: 301-634-3150

FIRST CLASS MAIL
NOTICE OF PRE-SUBMISSION PUBLIC MEETING

<u>Name of Plan:</u>	20300-20350 Century Boulevard
<u>Applicant:</u>	Century Residential GP, LLC
<u>Current Zoning:</u>	Commercial-Residential (CR-2.0, C-1.25, R-1.0, H-145 T)
<u>Number of Proposed Lots/</u>	
<u>Area Included:</u>	3 parcels totaling approximately 6.93 acres in tract area
<u>Geographical Location:</u>	20300 and 20350 Century Boulevard in Germantown, located approximately ¼ mile to the south of the intersection of Century Boulevard and Cloverleaf Center Drive, within the boundaries of the Approved and Adopted 2009 Germantown Employment Area Sector Plan (the “Property”). The Property is also described as Parcel M and N of the Century XXI Subdivision as shown on Record Plat No. 13751 recorded in the Land Records of Montgomery County, Maryland on January 5, 1982.
<u>Proposed Application:</u>	Expedited Commercial to Residential Reconstruction Plan and Administrative Subdivision Plan applications for redevelopment of the Property with up to 290 multi-family rental units and up to 58 for-sale two over two units (including a minimum of 14.6% Moderately Priced Dwelling Units – “MPDUs”), private roadways, structured and surface parking spaces, public open space, and private amenities (the “Project”). An amendment to Site Plan No. 819880760 will be processed concurrently to remove the Property from the standards and requirements associated with the surrounding office park approved under the prior I-1 zoning, and to make minor associated changes to the neighboring parcel (Parcel L, 20250 Century Blvd.) for parking and circulation.

An informational meeting regarding the above-referenced Project has been scheduled for **Tuesday, September 9th, 2025 at 6:30 PM at 20300 Century Boulevard, Germantown, Maryland 20874 (in the lobby).**

The Property that is the subject of the Expedited Commercial to Residential Reconstruction Plan, Administrative Subdivision Plan, and Amendment to Site Plan No. 819880760 consists of approximately 6.93 acres of tract area and is comprised of two (2) parcels that are located, located approximately ¼ mile to the south of the intersection of Century Boulevard and Cloverleaf Center Drive, within the boundaries of the Approved and Adopted 2009 Germantown Employment Area Sector Plan. The Commercial to Residential Reconstruction Plan and Administrative Subdivision Plan applications propose to demolish the vacant office building and underutilized surface parking spaces to allow for redevelopment with up to 290 multi-family rental units and up to 58 for-sale two over two units (including a minimum of 14.6% Moderately Priced Dwelling Units – “MPDUs”), private roadways, structured and surface parking spaces, public open space, public benefits, and private amenities under the CR zone optional method of development. The purpose of this meeting is to review the proposed development applications, obtain feedback from the community, and answer any questions regarding the proposed Project.

If you are interested in receiving more information about the proposed Project, you may contact either Matthew Gordon (301-634-3150; mgordon@sgrwlaw.com), or Graham McSweeney (301-634-3177; gmcweeney@sgrwlaw.com) of Selzer Gurvitch Rabin Wertheimer & Polott, P.C.. You may also contact the Maryland-National Capital Park and Planning Commission (“M-NCPPC”) if you have general questions about M-NCPPC’s process. The Information Counter may be

{00825516;1 }

reached at (301) 495-4610. The Development Applications and Regulatory Coordination Division may be reached at (301) 495-4550 or www.montgomeryplanning.org/development.

Thank you in advance for your interest and attention.

Very truly yours,

Selzer Gurvitch Rabin Wertheimer & Polott, P.C.

Matthew M. Gordon

Matthew M. Gordon

Attorney for Century Residential GP, LLC



20300-20350 Century Boulevard

Expedited Commercial to Residential Reconstruction Plan and Administrative Subdivision Plan Applications Pre-Submission Community Meeting Tuesday, September 9, 2025, 6:30 PM

20300 Century Boulevard, Germantown, Maryland 20874 (in the lobby).

MEETING MINUTES

Attendees on behalf of the Applicant (Century Residential GP, LLC):

Scott Zimmerman, Capital City Real Estate, Developer
Chris Love, Capital City Real Estate
Jesse Caudill, Capital City Real Estate
Bryan Jacob, Capital City Real Estate
Andres Rubio, Niles Bolton Associates, Architect
Keely Laurett, Soltesz, Civil Engineer
Jigar Bhatt, Soltesz, Civil Engineer
Matthew Gordon, Selzer Gurvitch, Land Use Counsel

Start time: 6:33 PM

End time: 7:06 PM

1) Applicant's presentation:

Chris Love of Capital City Real Estate began the meeting by introducing the Applicant and design team members.

Scott Zimmerman of Capital City Real Estate stated the company was founded in 2006 and has been developing projects for almost 20 years in the DMV area. Chris Love stated for its first 15 years, the company was a condo developer focusing on higher end condos and infill locations in DC proper, but since has branched out into multi-family development. Capital City Real Estate delivered a project, Magnolia House in Frederick, about 25 minutes north of here and have ongoing projects in Richmond, two in Atlanta, one under construction in Charlotte, and one breaking ground in the City of Fairfax in the coming weeks. Capital City Real Estate has been looking in the central Montgomery County area for some time for development opportunities. What turned the company's attention to this site was the fact there's a lot of vacant office here and an opportunity to redevelop to meet strong residential demand. Capital City Real Estate has been involved with the site for about a year now and will be proceeding with the redevelopment plan application filings in the coming weeks.

Large posters were displayed showing Local Area Plan – Aerial, Reconstruction Plan, Lotting Plan, Illustrative Renderings, Open Space Plan, Multi-Family Elevation (North/South), Multi-Family Elevation (West/East), Multi-Family Floorplans, Perspective Rendering Overall, Perspective Renderings, Timelines, and Data Table.

Matthew Gordon stated the site is just under seven acres of tract area and zoned commercial residential, which is a mixed-use classification that allows for 2 FAR (floor area ratio). The process the Applicant is pursuing is relatively new. The Montgomery County Council adopted legislation in April that allows for office buildings that are taller than two stories and that are 50% or more vacant to be demolished and rebuilt with residential by what's known as a commercial residential reconstruction plan. The Applicant will file this plan concurrently with a subdivision plan to create several parcels, including one parcel for a multi-family building currently planned for up to 286 units that will be five stories tall and include structured parking to the rear. The other subdivided parcels are proposed to be sold to a homebuilder to develop two-over-two townhomes. The approved and adopted 2009 Germantown Sector Plan Amendment calls for a roadway connection through the property and neighboring sites, so the Applicant will create a private street that runs through the property that will include some on-street parking spaces, sidewalks, landscaping, and will connect to the neighboring site.

56 for-sale, two-over-two townhomes are planned and a significant number of two-bedroom, three-bedroom family size units in the multi-family rental building, much more than what the County requires and what the market is producing. These critically needed housing types are part of the public benefits the Applicant is providing with this project.

Andres Rubio of Niles Bolton Associates described the effort to have a very articulated multi-family building that kind of resembles the idea of a neighborhood, not just a block with a continuous roof line.

The courtyard ties to the idea of connecting the open space that the Applicant is creating here with the building and creating an experience to try to internalize the community into this development to really put a walkable, very well-connected community that activates and supports the surrounding areas.

The design attempts to really optimize the site to provide the density that is needed for this project to work, but at the same time, trying to come up as much opportunity for open space and amenities as we possibly can, to really make sure that this is a very welcoming community, and you can see in the design of the building. The idea is to have a very central open space that is basically the heart for the entire community. Connectivity, walkability, and activation are all key aspects of the design. The multi-family building will also include a few commercial units facing Century Blvd to support small commercial uses and help emphasize the productivity and activation while being flexible to market demand.

The Applicant team noted that they are still early in the design process such that the design is subject to change and will evolve depending on feedback and commentary the Applicant receives from various stakeholders involved in the process, including the County agencies and the community. What you are seeing right now is the design intent and the Applicant's goal is to preserve as much as possible through the development review process.

In terms of services for the multi-family building, such as loading and trash, all those elements are located on the back side of the building to preserve the main area including open space to be free from those operational aspects. The parking garage will also be fully screened on all sides by the units, so then garage structure will not be visible from the street.

The composition of the massing and the articulation of the facades with the proposed materials will create a unique and strong character that will complement the surrounding community.

Matthew Gordon outlined the anticipated project schedule (subject to change):

Pre-Application Community Meeting	September 9, 2025 (Today)
Filing of CRR Plan and Administrative Subdivision Plan Applications	September/October 2025
Development Review Committee (DRC) Meeting	November/December 2025
Planning Board Public Hearing on Applications	First Quarter 2026

2) Questions/comments from the audience:

- Is the zoning of the property already converted to commercial/residential?

Applicant response: Yes, as part of the County-wide zoning rewrite that occurred in 2009, the property's zoning was designated as a commercial/residential mixed-use zone. However, regardless of any particular property's zoning change in 2009 by the County, actual redevelopment is at the discretion of the private property owner.

- Will the parking garage be precast concrete? And the multi-family building?

Applicant response: The parking garage will be precast concrete and the multi-family building will be wood frame.

- Is the multi-family building limited to 5 stories when using wood frame construction?

Applicant response: Yes, that is correct.

- How do two-over-two townhouse units work with access?

Applicant response: There's a shared entry vestibule with a stairway/pathway to each unit's entrance in the front and also in the back (where parking is located).

- Will the multi-family building have access control?

Applicant response: Yes, for security and operational purposes.

- What is the exact size of the site?

Applicant response: 6.44 acres.

- Will the parking be sufficient? We want to avoid people parking in the neighborhood due to overflow.

Applicant response: Yes, the structured parking garage is currently proposed to have 436 parking spaces which will be more than sufficient capacity. In fact, we will likely be asked by County planners to reduce the overall parking space count as part of the County's multi-modal effort and vision. Currently, we are providing parking at a 1.5 parking space/unit ratio, which already yields more overall parking than similar developments with a 1.0 parking space/unit ratio.

3) Conclusion

- Mr. Gordon reminded all attendees that they should feel free to contact him via email or phone at any time with any comments, questions, or concerns they may have. Parties of record will receive further notices in the mail as the project progresses through the development review process. Mr. Gordon thanked the attendees for their interest in the project and participating in the community meeting. The meeting concluded at 7:06 PM.

Meeting minutes taken by Graham McSweeney, paralegal at Selzer Gurvitch.

20300 – 20350 Century Boulevard (Century Residential)

Development Review Schedule

- **Pre-Application Community Meeting**
September 9, 2025
- **Filing of CRR Plan and Administrative Subdivision Plan Applications**
September/October 2025
- **Development Review Committee (DRC) Meeting**
November/December 2025
- **Planning Board Public Hearing on Applications**
First Quarter 2026

Timeframes are estimates only and are subject to change.

Timelines

| 7